

CITY OF MUSKEGON  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
MINUTES

October 5, 2004

The meeting was called to order at 4:04 p.m. by Vice-Chairperson, T. Bosma.

MEMBERS PRESENT: J. Hilt, L. Spataro, T. Bosma, A. Brown

MEMBERS ABSENT: T. Russo, excused; D. Chambers, excused; A. Medema

STAFF PRESENT: L. Anguilm, H.Griffith

OTHERS PRESENT: J. Thompson, 1693 Jefferson; J. Klinger, Muskegon Art Museum; J. Hayner, Muskegon Art Museum; B. Jacobson, HDC Construction; G. Post, Muskegon Construction; J. McGarry, 472 W Webster; J. Potter, R.R.F. Construction.

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of September 7, 2004 was made by J. Hilt, supported by A. Brown and unanimously approved.

**NEW BUSINESS/PUBLIC HEARINGS**

Case 2004-32 – Request to install metal ornamental fence and gates. Applicant: John Thompson; 1693 Jefferson Street; District: Jefferson; Class: AA. L. Anguilm presented the staff report. The applicant has submitted a request to install a metal ornamental fence and gates in the front of the home, as well as along the alley. Phase one, which includes the front and along the alley to the sidewalk will be completed in 2004. Phase two, which will be remainder of the alley size, will be completed in 2005. Photos of the proposed front gate were provided to the commission members. Staff recommends approval of the request.

L. Spataro asked what the proposed fence would look like. T. Bosma asked if it was similar to what was across the street from the applicant's home. J. Thompson stated that it was similar to Ms. Harryman's which is across the street, but it is like Mr. Farmer's which is kitty corner to his home.

A motion that HDC approve the request to install metal fencing and gates at 1693 Jefferson Street with the following condition: The fence and gates meet all standards of the City of Muskegon Zoning Ordinance and a fence permit is obtained from the Planning Department, was made by A. Brown, supported by J. Hilt and unanimously approved.

Case 2004-33 – Request to construct new marquee/sign with name of the church.  
Applicant : The House of Judah; 32 E. Forest Avenue; District: Clinton-Peck; Class: A.  
L. Anguilm presented the staff report. The applicant is requesting to construct a new sign to replace the current signage on the property. Any signage must meet the Zoning Ordinance requirements and a permit must be obtained. The design is somewhat similar to what is currently in place, but will be one sign instead of a series of several smaller signs attached to the large centerpiece. The materials to be used were not listed on the request, but should be taken into consideration. The changeable message board portion of the sign would be illuminated from the ground aimed up at the sign. Staff recommends approval of the request.

L. Spataro felt that the proposed change would be good, but he was concerned about what the materials that would be used for the sign. He would rather table this request until the materials were disclosed. T. Bosma stated that the change would be good. He would also like to know what the materials are.

A motion that HDC table the request to construct a new sign at the House of Judah, 32 E. Forest until further information is obtained on the materials to be used to construct the sign, the logos, and the color, was made by L. Spataro, supported by J. Hilt and unanimously approved.

Case 2004-34 – Request to install letters (signage) on rear of building. Applicant: Muskegon Art Museum; 296 W. Webster Avenue; District: National Register; Class: AA.  
L. Anguilm presented the staff report. The applicant is requesting to install lettering on the back of the building. Since it is the name of the museum, it constitutes a sign. Staff recommends approval of the request.

L. Spataro asked about the color and the materials that would be used to create the sign. J. Klinger stated that it the color would be white and be made with composite material. This way the sign would stay nice for 8 to 10 years. There would be no lighting on it. J. Hayner added that it would be made with a reflective type material.

A motion that HDC approve the request to install letters (signage) on the rear of the Muskegon Museum of Art, 296 W. Webster Avenue, with the following condition: 1. The sign meet all requirements of the City of Muskegon Zoning Ordinance, was made by J. Hilt, supported by A. Brown and unanimously approved.

Case 2004-35 – Request to replace/repair/add roofing system, roof parapet coping, window replacement, exterior wall in-fill, exterior metal panel, exterior wall louvers, roof mounted hoods, exterior wood doors, masonry block addition, as well as additions items.  
Applicant: Artworks, Muskegon LLC; 1204 Eighth Street; District: To be determined (Proposed “Boiler Works District”).  
L. Anguilm presented the staff report. The applicant is requesting to do many repairs on the exterior including the roofing system, roof parapet coping, replace the windows, exterior wall in-fill, exterior metal panel replacement, exterior wall louver, roof mounted hoods, exterior wood doors, and remove a masonry block addition. Although this property is currently not located in an historic district, the establishment of the “Boiler Works Historic District” is in process, and should be completed in the very near future. The applicant wishes to obtain HDC approval for the

exterior work proposed for the building so the work can proceed as soon as possible. Staff recommends approval of the request.

The commission members were supplied with the list of proposed projects. G. Post addressed each project and answered questions. B. Jacobson stated that they have been working with the State of Michigan Historic Preservation office closely on this project. The landscaping would still provide the appearance of a factory building. L. Spataro stated that he was concerned with the windows and the large railroad spur door. According to pictures that had been supplied previously, the factory windows seem to be 18 over 18 with the office building windows being 8 over 1. The railroad spur door on the factory is very distinctive and he would like to see it replicated. B. Jacobson stated that his company had been guided by Rob McKay from the Historic Preservation Office on the proposed renovations to the building. He didn't see any problem with L. Spataro's suggestions. He stated that the windows are being custom made anyway, and that style of window could be built.

A motion that HDC approve the request to do all exterior replacement and repair work to the exterior of the building as proposed in the submitted narrative with the factory windows being 18 over 18, the office building windows being 8 over 1, the rail road spur door being replicated to match the historic pictures included in the Historic Preservation Certification Application, with the condition that the City Commission approves the creation of the Boiler Works Historic District, was made by L. Spataro, supported by A. Brown and unanimously approved.

### **WALK-ONS**

Case 2004-36 – Request to replace and add concrete drives and sidewalks. Applicant: Muskegon County Museum; 472 W. Webster (Hackley and Hume Homes); District: National Register; Class: AA. J. McGarry explained what they would like to do. He brought in a sample of the concrete that is currently there as well as a sample of what they would like to put in. The color of what they would like to do will be lightened up to try to match what is already there. He also showed the commission members where he would like to add a couple of more pieces to.

A motion that HDC approve the request to replace and add concrete drives and sidewalks as proposed at 472 W Webster, was made by J. Hilt, supported by L. Spataro and unanimously approved.

Case 2004-37 – Request to replace windows in the entire home with vinyl replacement windows that will match. Applicant: Bob Fields; 486 W. Clay; District: Clay/Western; Class: AA. J. Potter explained the need for the windows to be replaced. Currently there are some wood windows, as well as, some vinyl windows on the home. The owner would like to change all the windows to vinyl so they would match. The commission members were provided with pictures of the home.

L. Spataro asked about the home having vinyl siding. J. Potter believed that it might have been installed in the 80s or 90s. L. Spataro asked if the windows would match the size of the current windows. J. Potter stated that they would. L. Spataro asked what the

casement would look like for the windows on the inside. J. Potter explained that there would be an added expense to purchase windows completely encased in wood. He suggested aluminum-clad windows. He wasn't sure if the owner would be able to afford this type of window. The owner had added expenses when the roof had been done recently. He suggested an aluminum-clad window.

A motion that HDC approve the request to replace all the windows with vinyl replacement windows on the condition that the sizes of the windows remain the same, was made by L. Spataro, supported by J. Hilt and unanimously approved.

Case 2004-38 – Request to tear off the decking, rebuild the support area for the pillars sister joist where needed, replace decorative boards, re-deck with 2 X 6 wolmanized boards, remove iron railing and replace with original design of house (spindle). Applicant: Lowell Kirksey Jr; 1329 4<sup>th</sup> St.; District: Campus; Class: A. J. Potter explained what needed to be done to restore the front porch. He provided the commission members with pictures of the deteriorating areas that need be repaired. He stated that the plan included the use of square spindles on the porch railing. L. Spataro suggested turned spindles would be more appropriate. L. Kirksey felt safer with square one. Since the railing is fairly high, he felt the square ones would be stronger and provide better support. T. Bosma stated that there isn't a significant difference between turned and square spindles when it comes to safety or load. L. Kirksey asked L. Spataro if he was referring to smaller or larger turned spindles. L. Spataro stated that he would leave that decision up to him. He stated that the turned spindles would be more compatible with the columns and probably more historically accurate to the house.

A motion that HDC approve the request to tear off the decking, rebuild the support area for the pillars sister joist where needed, replace decorative boards, re-deck with 2 X 6 wolmanized boards, remove the iron railing and replace with original design of turned spindles, was made by A. Brown, supported by L. Spataro and unanimously approved.

### **OLD BUSINESS**

557 W Clay – L. Spataro asked if the owner had submitted an application, in light of last months discussion regarding the demolition of the house. L. Anguilm stated that she had given the owner an application at the meeting, but nothing had been submitted nor has the owner made any other contact with staff.

### **OTHER**

Design Guidelines Workshop – The commission members were supplied with the information regarding this workshop.

### **ADJOURN**

The meeting adjourned at 5:23 p.m.